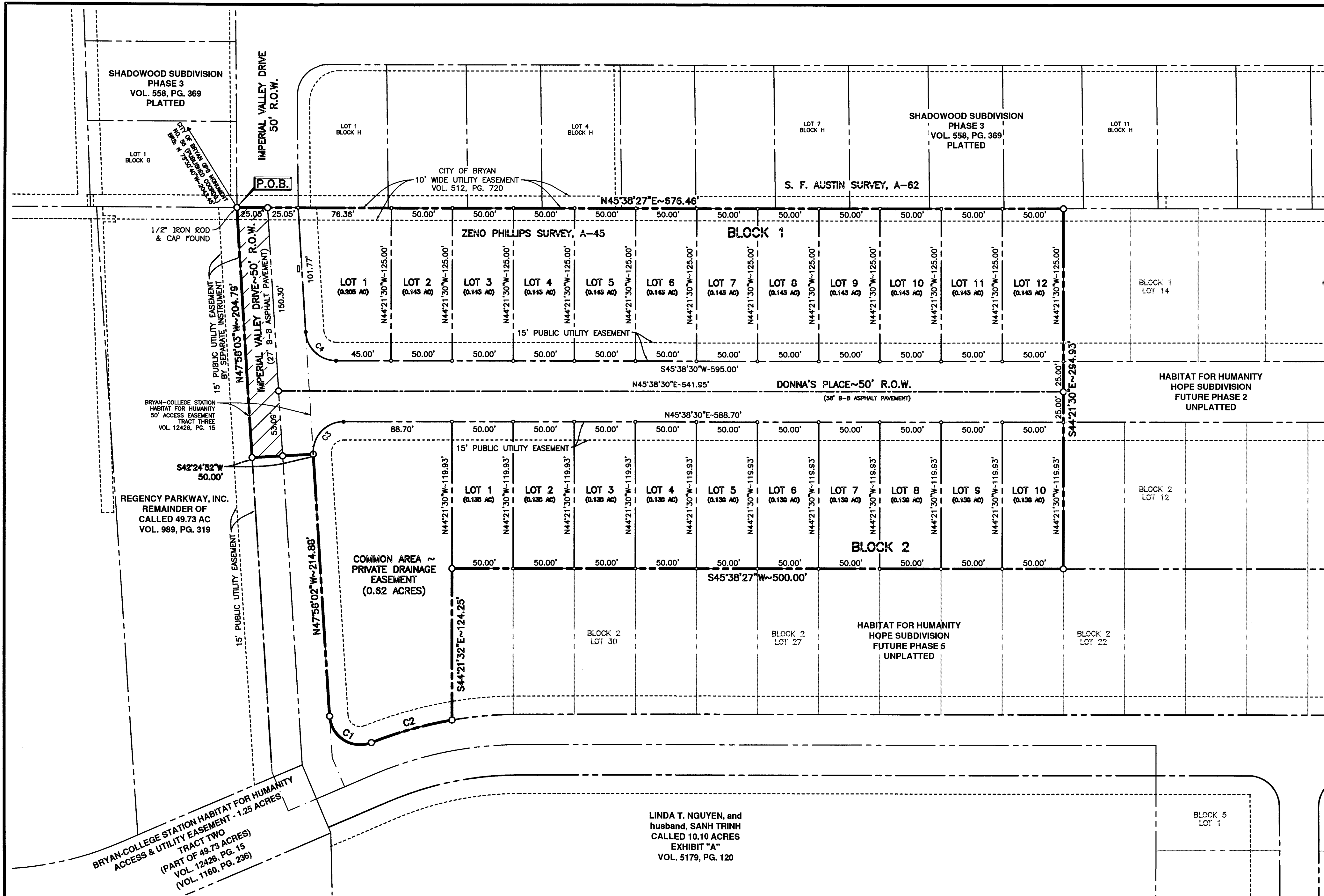


K:\data\BOS\Proj\2015\E0494101_HABITAT FOR HUMANITY - HOPE SUBDIVISION\cadd\Plotting\E0494101 - Final Plat - Ph1.dwg - 6/1/2016 11:22:13 AM



- NOTES:
1. BASIS OF BEARINGS IS THE RECONSTRUCTED SOUTHEAST LINE OF BLOCK "H" ACCORDING TO THE PLAT OF SHADOWWOOD SUBDIVISION PHASE 3 RECORDED IN VOL. 558, PG. 369 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 45°38'27"W.
 2. CURRENT TITLE APPEARS VESTED IN BRYAN-COLLEGE STATION HABITAT FOR HUMANITY INC. BY VIRTUE OF DEEDS RECORDED IN VOL. 12426, PG. 15 AND VOL. 12790, PG. 82, BOTH OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E, EFFECTIVE DATE: MAY 16, 2012.
 4. 1/2" IRON ROD AND CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
 5. PROPERTY IS ZONED RESIDENTIAL DISTRICT - 5000 (RD-5).

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	47.17'	25.00'	108°06'54"	N57°39'57"W~40.48'
C2	68.59'	325.00'	12°05'34"	S74°19'24"W~68.47'
C3	40.84'	25.00'	93°36'22"	N43°11'48"E~36.45'
C4	37.70'	25.00'	86°23'32"	S46°48'15"E~34.22'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL K. DAVIS, trustee and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 989, Page 319, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

MICHAEL K. DAVIS, TRUSTEE

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MICHAEL K. DAVIS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2016.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2016.

City Planner, City of Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JIM DAVIS, property director and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12426, Page 15, and Volume 12790, Page 82 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

JIM DAVIS, PROPERTY DIRECTOR

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared JIM DAVIS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2016.

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 2016 and some was duly approved on the _____ day of _____, 2016 by said Commission.

Chair, Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2016.

City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2016, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk,
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

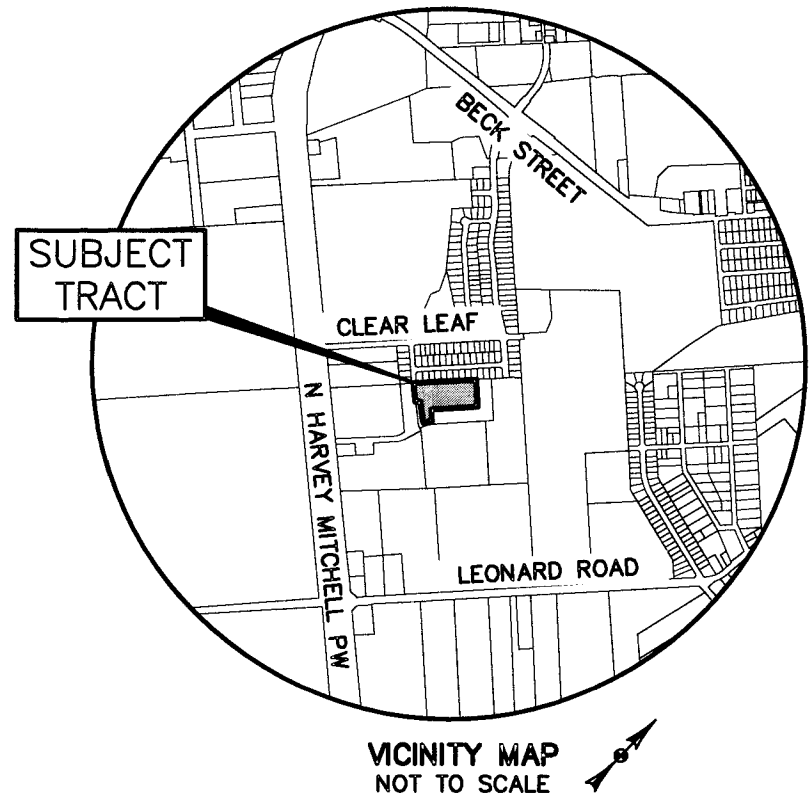
STATE OF TEXAS
COUNTY OF BRAZOS

I, S. M. Kling, Registered Public Surveyor, No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S. M. Kling, R.P.L.S. No. 2003



RIGHT-OF-WAY DEDICATION BY REGENCY PARKWAY, INC.



FINAL PLAT
OF
HOPE SUBDIVISION
PHASE 1

4.73 ACRES

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

BRYAN-COLLEGE STATION HABITAT FOR HUMANITY 119 LAKE STREET BRYAN, TEXAS 77801 (979) 823-7200
REGENCY PARKWAY, INC. 1005 EARL RUDDER FWY S. COLLEGE STATION, TEXAS 77845 (979) 696-3749

SCALE: 1"=50' MARCH, 2016

PREPARED BY: CIVIL ENGINEERING CONSULTANTS 4101 S. TEXAS AV. STE A300 BRYAN, TX + PH.979/846-6212